



VILLAGE DEVELOPMENT STANDARDS

SUMMARY CHARTS OF CURRENT AND PROPOSED STANDARDS

HOUSING AND REDEVELOPMENT DEPARTMENT
CITY OF CARLSBAD
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**VILLAGE DEVELOPMENT STANDARDS
SUMMARY OF EXISTING STANDARDS**

District	1	2	3	4	5	6	7	8	9
Setbacks	Front: 0 to 10' Side: No min.or max Rear: No min or max	Front: 5 to 15' Side: 5 to 10' 10' street side Rear: 5 to10'	Front: 5 to 20' Side: 5' minimum Rear: 5 to 10'	Front: 0 to 10' Side: 5 to 10' Rear: 5 to10'	Front: 5 to 20' for residential; 5 to10' for commercial Side: 5 to 10' Rear: 5 to 10'	Front: 5 to 20' Side: 5 to 10' Rear: 5 to 10'	Front: 5 to 20' Side: 5 to 10' Rear: 5 to 10'	Front: 5 to 15' Side: 5 to 10', street side; 10% of lot width Rear: 5 to 10'	Front: 5 to 20' Side: 5 to 10' Rear: 5 to 15'
Open Space	20%	20%	20%	20%	20%	20%	20%	20%	20%
Building Coverage	Commercial: 80 – 100% Residential: 60 – 80% Mixed Use: 60 –80%	All projects: 60 – 80%	All projects: 60 – 80%	Commercial: 80 –90% Residential: 60 – 80% Mixed Use: 60 –80%	All projects: 60 – 80%	All projects: 50% to 80%	All projects: 60 – 80%	All projects: 60 – 80%	Commercial: 80 –100% Mixed Use: 60 –80%
Building Height	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	30' with minimum 4:12 roof pitch	35' with minimum 5:12 roof pitch	35' with minimum 5:12 roof pitch	35' with minimum 5:12 roof pitch	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure
Parking Requirements	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached
Density	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19
Inclusionary	15%	15%	15%	15%	15%	15%	15%	15%	15%
Planned Development (additional requirements beyond above standards)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures;; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min.of 10' between structures; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive-way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120 sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf com- munity recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120 sf of balcony area (<=10 du)	Not Applicable Multi-Family Not Permitted	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures;; 15'X15' patio or 120 sf of balcony area (<=10 du)	Not Applicable Multi-Family Not Permitted

**VILLAGE DEVELOPMENT STANDARDS
SUMMARY OF PROPOSED REVISIONS**

District	1	2	3	4	5	6	7	8	9
Setbacks	Side & Rear: 0 ft Front: 0 ft minimum – ground floor; 10 ft average for 2 nd & above floors.	Side & Rear: 0 ft Front: 0 ft – ground floor; 10 ft average for 2 nd & above floors.	Side & Rear: 0 ft Front: 0 ft . – ground floor; 10 ft average for 2 nd & above floors.	Side & Rear: 0 ft Front: 0 ft – ground floor; 10 ft average for 2 nd & above floors.	Front: 5 to 20’ for residential; 5 to 10’ for commercial Side: 5 to 10’ Rear: 5 to 10’	Front: 5 to 20’ Side: 5 to 10’ Rear: 5 to 10’	Front: 5 to 20’ Side: 5 to 10’ Rear: 5 to 10’	Front: 5 to 15’ Side: 5 to 10’, street side; 10% of lot width Rear: 5 to 10’	Front: 5 to 20’ Side: 5 to 10’ Rear: 5 to 15’
Open Space	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)
Building Coverage	All projects: 100%	All projects: 100%	All projects: 100%	All projects: 100%	All projects: 60 – 80%	All projects: 50% to 80%	All projects: 60 – 80%	All projects: 60 – 80%	Commercial: 80 – 100% Mixed Use: 60 – 80%
Building Height	45’ (No Roof Pitch Requirement)	45’ (No Roof Pitch Requirement)	45’ (No Roof Pitch Requirement)	45’ (No Roof Pitch Requirement)	30’ (No Roof Pitch Requirement)	35’ (No Roof Pitch Requirement)	35’ (No Roof Pitch Requirement)	35’ (No Roof Pitch Requirement)	45’ (No Roof Pitch Requirement)
Parking Requirements	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross
Other Parking allowances	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial (non-residential) square footage of any existing building on site (at time of application). c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to a 15% reduction in required parking spaces for programs that support public transportation	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial (non-residential) square footage of any existing building on site (at time of application). c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking spaces for programs that support public transportation	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial (non-residential) square footage of any existing building on site (at time of application). c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking spaces for programs that support public transportation	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial (non-residential) square footage of any existing building on site (at time of application). c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking spaces for programs that support public transportation	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial (non-residential) square footage of any existing building on site at time of application. c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking spaces for programs that support public transportation	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial (non-residential) square footage of any existing building on site (at time of application). c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial (non-residential) square footage of any existing building on site at time of application. c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking spaces for programs that support public transportation	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial square footage of any existing building on site (at time of application). c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking spaces for programs that support public transportation.	a. Tandem parking allowed for residential. b. Parking Space credit given for commercial square footage of any existing building on site (at time of application). c. Continue Parking In-Lieu Fee Program. d. Allow use of parking lifts/elevators e. Up to 15% reduction in required parking spaces for

						spaces for programs that support public transportation			programs that support public transportation.
Min/Max. Density	15/45 du/acre	15/45 du/acre	15/45 du/acre	15/45 du/acre	23 du/acre	23 du/acre	23 du/acre	23 du/acre	23 du/acre
Inclusionary	15%	15%	15%	15%	15%	15%	15%	15%	15%
Planned Development Standards (comply with VMPDM & these additional standards)	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate	Storage of large recreational vehicles not permitted on site; and, parking garages must be visually subordinate
Standard Modifications & Density Increases	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for Silver or higher LEED certification while maintaining the financial feasibility of the project and/or to provide affordable housing.